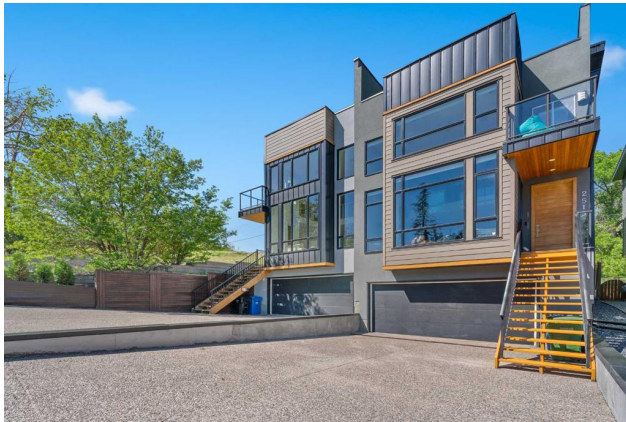


2515 17A Street, Calgary T2T 4S5

MLS®#: **A2147638** Area: **Bankview** Listing Date: **07/10/24** List Price: **\$999,000**
 Status: **Pending** County: **Calgary** Change: **-\$290k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2009**
 Lot Information
 Lot Sz Ar: **2,475 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,964**
 Low Sqft:
 Ttl Sqft: **2,964**

DOM

68
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Cleared,Garden,Low Maintenance Landscape,No Neighbours Behind,Rectangular Lot,Views**
 Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cedar,Stucco,Wood Frame**
 Heating: **Boiler,Forced Air** Flooring: **Carpet,Ceramic Tile,Concrete**
 Sewer: Ext Feat: **Balcony,Barbecue,BBQ gas line,Private Entrance,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Stove,Humidifier,Microwave,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Storage,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 8`6"	Dining Room	Main	15`0" x 9`4"
Kitchen	Main	10`7" x 18`10"	Living Room	Main	15`1" x 26`9"
4pc Bathroom	Second	8`10" x 10`7"	Bedroom	Second	11`7" x 11`10"
Bedroom	Second	11`8" x 11`4"	Laundry	Second	8`0" x 5`3"
Loft	Second	20`2" x 15`5"	5pc Ensuite bath	Third	20`2" x 11`11"

Bedroom - Primary
Media Room

Third
Lower

20`2" x 13`7"
14`11" x 16`9"

Walk-In Closet
Furnace/Utility Room
Legal/Tax/Financial

Third
Lower

10`8" x 9`11"
8`3" x 10`11"

Title:
Fee Simple
Legal Desc:

0913189

Zoning:
R-C2

Remarks

Pub Rmks:

OPEN HOUSE Saturday & Sunday 11am - 1 pm. SUPER PRICE REDUCTION ! Welcome to your dream home in the exclusive community of Bankview! This stunning 3-storey semi-detached home offers unparalleled luxury, comfort, and style, making it the perfect retreat for those seeking an upscale urban lifestyle. As you step inside, you'll be greeted by the sleek epoxy floors on the main level, exuding modern elegance and durability. The open-concept living area is designed for both relaxation and entertainment, featuring a cozy fireplace that sets the perfect ambiance for gatherings with family and friends. The state-of-the-art sound system throughout the home ensures that your favorite music or podcasts are never far away. The gourmet kitchen is a chef's delight, equipped with high-end appliances, featuring a gas range, wood lacquered cabinetry, large commercial refrigerator/ freezer, gloriously deep sink with a garburator, ample quartz counters including a stunning island. The low-maintenance landscaped yard offers a serene outdoor space for relaxation and entertaining, with a gas hook-up for your BBQ while backing onto a lush green space for added privacy and tranquility. On the second level, you'll find two spacious bedrooms and a luxurious bathroom, providing comfortable accommodations for family and guests. With a family room conveniently on this level, with an attached balcony, you can star watch in comfort. The pièce de résistance is the third-level primary suite, offering a private oasis with breathtaking views (from the roof top deck), a lavish 5 piece ensuite bathroom, includes a steam shower, dual sinks, large soaker tub. Who would not want this huge walk in closet space, ensuring a perfect blend of luxury and functionality. In the lower level you will find the media centre, for your added comfort has heated flooring. This home also has two furnaces and two central air conditioners, provide optimal comfort year-round. The basement also features a 2 car garage (with heated flooring), making winters more manageable and providing extra space for storage or a workshop. This home is ideally located close to top-rated schools, shopping, parks, and walking paths, offering convenience and accessibility for all your daily needs. The vibrant community of Bankview provides a perfect blend of urban living and suburban tranquility, making it one of the most desirable neighborhoods in the city. Don't miss the opportunity to own this exceptional home. Schedule a viewing today and experience the best of luxury living in Bankview! MOTIVATED SELLER

Inclusions:
Property Listed By:

N/A
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





